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14
15 **UNITED STATES DISTRICT COURT**
16
DISTRICT OF NEVADA

17 FEDERAL NATIONAL MORTGAGE
18 ASSOCIATION,

19 Plaintiff,

20 v.
21 DESERT CRYSTAL DRIVE HOMEOWNERS
22 ASSOCIATION, INC.; LN MANAGEMENT
23 LLC SERIES 2752 DESERT CRYSTAL; and
24 HAMPTON & HAMPTON COLLECTIONS,
25 LLC,

26 Defendants.

27 Case No.: 2:16-cv-02957-APG-DJA

28 **STIPULATION AND ORDER
DISMISSING CLAIMS AGAINST
DESERT CRYSTAL DRIVE
HOMEOWNERS ASSOCIATION, INC.**

1 Plaintiff Federal National Mortgage Association (**Fannie Mae**) and defendant Desert
2 Crystal Drive Homeowners Association, Inc. (**Desert Crystal**) stipulate as follows:

3 1. This matter relates to real property located at 2752 Desert Crystal Drive, Las Vegas,
4 Nevada 89134, APN 138-18-710-049 (the **Property**).

5 2. Fannie Mae is the beneficiary of record of a deed of trust recorded against the
6 Property with the Clark County Recorder on October 21, 2003, as Instrument No. 20031021-02967
7 (the **Deed of Trust**), executed by Judith K. Madden to secure a promissory note in the principal
8 amount of \$101,850.

9 3. On May 1, 2013, Desert Crystal recorded a foreclosure deed with the Clark County
10 Recorder, as Instrument No. 201305010002041 (the **HOA Foreclosure Deed**), reflecting that LN

1 Management LLC Series 2752 Desert Crystal (**LN Management**) acquired the Property at a
2 foreclosure sale of the Property held on April 18, 2013 (the **HOA Foreclosure Sale**).
3

4 4. On December 21, 2016, Fannie Mae initiated a quiet title action related to the
Property in the United States District Court for the District of Nevada, Case No. 2:16-cv-02957-
5 APG-DJA.
6

7 5. Fannie Mae and Desert Crystal have entered into a confidential settlement agreement
in which they have settled all claims between them in this case. The settlement does not impair or
8 otherwise affect Fannie Mae's claims against any other parties, including defendants LN
9 Management LLC Series 2752 Desert Crystal and Hampton & Hampton Collection, LLC.
10

11 6. Based on their settlement, Fannie Mae and Desert Crystal stipulate and agree all
claims between them are dismissed with prejudice, with each party to bear its own attorney's fees
and costs.
12

13 DATED: May 4, 2020
14

15 **AKERMAN LLP**

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IT IS SO ORDERED.



UNITED STATES DISTRICT JUDGE

DATED: 5/4/2020